



Charting the Course to 2025: The County of York Comprehensive Plan Review Comprehensive Plan Steering Committee

Meeting Notice

Griffin-Yeates Center
1490 Government Road, Williamsburg
Thursday, February 24, 2005
6:00 PM

Agenda

1. Call to order

2. Land Use Map Requests

Three requests have been received from York County property owners who have approached the Steering Committee with recommendations for specific changes to the *Comprehensive Plan's* Land Use Map. These property owners have been invited to make a presentation to the Committee outlining their specific proposals. Each will be allotted approximately 30 minutes, including questions and answers.

- a. **Denbigh Boulevard.** Lewis McMurran, developer of Lakewood Village (formerly Colony Pines of York) on Denbigh Boulevard at the Newport News city line, has requested an opportunity to speak to the Committee about potential land use changes and transportation improvements that would facilitate the development of a mixed-use "Traditional Neighborhood Development" between Denbigh Boulevard and Ft. Eustis Boulevard.
- b. **Lightfoot Road.** The Williamsburg Pottery Factory owns almost 600 acres of land on the north side of Lightfoot Road and has plans for a mix of commercial and residential development on this property, which the *Comprehensive Plan* currently designates for Economic Opportunity.
- c. **Newman Road.** At the Steering Committee's Neighborhood Open House at the LDS Church on Newman Road, many local residents expressed a desire to change the current *Comprehensive Plan* designation of a General Business node at the intersection of Newman Road and Fenton Mill Road on the east side of the I-64 Lightfoot interchange to Low Density Residential. Representatives of this group will be present to explain their reasons for the requested change.

3. Other

4. Adjourn

Attachments

- Letter from B. M. Millner dated October 11, 2004
- Letter from Kim A. Maloney dated December 9, 2004
- Comprehensive Plan excerpts



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Comprehensive Plan Steering Committee

Meeting Notes

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Members Present: Nick Barba, Ken Bowman, Jack Christie, A. T. Hamilton, Ron Kurz, Carl Loveland, Al Ptasznik,

Staff Present: Mark Carter, Tim Cross, Amy Parker, Earl Anderson

Others Present: Rich Costello, Brandon Currence, Brian Deliege, Gus Dovi, Russ Gorgone, Jack Hamilton, Peter Kao, Kim Maloney, Peter Mellete, Billie Millner, Fred Richmond, Mark Rinaldi, Bob Singley, Jr., Paul Summers

Chairman Barba called the meeting to order at 6:00 PM.

The purpose of this meeting was to hear three requests that have been received from York County property owners who have approached the Steering Committee with recommendations for specific changes to the *Comprehensive Plan's* Land Use Map.

Lewis McMurren Request

Billie Millner, attorney for Lewis McMurren, spoke about Mr. McMurren's plans for developing the area between Denbigh Boulevard and Richneck Road along the Newport News city line. He explained that Mr. McMurren is currently developing a residential subdivision, approved by the Board of Supervisors in 1993, on a portion of this property and is interested in developing a mixed-use neo-traditional or "traditional neighborhood development" (TND) on the remainder. This project would entail the construction of a road connecting Denbigh Boulevard to Ft. Eustis Boulevard via Richneck Road, which would, he said, take pressure off of Route 17. Mr. Millner stated that the TND concept provides for the mixing of uses in a compact, high-density arrangement that allows people to live, work, and recreate in the same neighborhood. Port Warwick is a good local example of TND, according to Mr. Millner, who is legal counsel for the project and its developer, Bobby Freeman.

Mr. Millner introduced Brandon Currence, architect for Mr. McMurren, who also is involved in the development of Port Warwick as a member of the architectural design team, to talk about the potential for a TND on the subject property. Mr. Currence noted the advantages of TNDs over conventional subdivisions, including narrow, interconnected streets (with lane widths of 10' to 11') that are safer than the wide subdivision that are typically being built today, front porches that actually foster interaction with neighborhoods, and the integration of commercial and residential uses – and different types and costs of residential uses – in a single development. Mr. Currence commented that post-World War II subdivision design has suffered from the lack of participation by architects and that the TND concept is an attempt to re-introduce principles of good design into residential development. He distributed copies of a book on neo-traditional development titled *Suburban Nation* to the committee members and urged them to at least read the introduction to learn more about the TND concept.

Summarizing, Mr. Millner noted that the Planned Development district provisions of the Zoning Ordinance provide opportunities for mixed-use development but that some revisions might be needed, and he recommended that an overlay zoning district be established with specific standards for TND. In addition, he requested that the subject area be designated for mixed-use development in the updated *Comprehensive Plan*.

Williamsburg Pottery Factory Request

Rich Costello of AES consulting engineers spoke on behalf of the Williamsburg Pottery Factory, to request a mixed-use designation for the north side of Lightfoot Road, which is designated Economic Opportunity in the existing plan. He introduced Kim Maloney, President and CEO of the Pottery Factory, and Peter Kao, Vice President, and he stated that the Pottery owns approximately 700 acres in this area that it plans to develop, but because of environmental constraints, particularly steep slopes, much of this property is more suitable for residential than commercial development. Mr. Costello also requested that the updated plan endorse the extension of Mooretown Road from Lightfoot Road through the Pottery property and into James City County. He noted that James City County has included in its Six-Year Secondary Road plan a project to build a new road extending from Croaker Road to the County line that would connect with the proposed Mooretown Road extension.

Bob Singley also spoke on behalf of the Pottery to request that the General Business node designation for the property on the east side of the I-64 Lightfoot interchange in the *Comprehensive Plan* be maintained. He stated that the Pottery owns a 72-acre parcel on the south side of Newman Road, approximately 14 acres of which is designated for General Business. Mr. Singley noted that this property's proximity to and visibility from the I-64 interchange and the lack of topographic relief make it attractive for commercial development. He presented a letter to the Steering Committee from Ms. Maloney outlining the reasons for this request.

Skimino Area Residents' Request

Jack Hamilton, president of the Banbury Cross Homeowners' Association, spoke on behalf of Skimino area residents who oppose the General Business node designated on the east side of the Lightfoot interchange. He noted that over 60 residents of the area attended the Steering Committee's Neighborhood Open House in Skimino last October to express their desire that this area be re-designated from General Business to Low Density Residential in the *Comprehensive Plan* update. Adding that over 200 signatures have been collected so far on a petition that is being circulated throughout the area, Mr. Hamilton opined that if the *Comprehensive Plan* is supposed to represent the citizens' vision for their community, then the commercial node should be eliminated and the property should be rezoned to a residential classification consistent with the surrounding area.

Peter Mellete, also a resident of Banbury Cross, distributed copies of a proposed rewrite of the Skimino section of the plan's Land Use element deleting the language designating a General Business node for the area surrounding the east side of the Lightfoot interchange. He stated that the County will need residential land to accommodate projected population growth, and he opined that the Skimino area, with its own fire station and schools that are not overcrowded, is the perfect residential environment to absorb this growth. In addition, Mr. Mellete stated that steep slopes, wetlands, and highly erodible soils in the area limit the viability of commercial development, and he felt that Newman Road could not handle extensive commercial traffic. Finally, Mr. Mellete cited various goals in the *Comprehensive Plan* that he felt support the elimination of the commercial node.

Russ Gorgone, president of the Skimino Landing Estates Homeowners' Association, also spoke in opposition to the General Business designation for the area on the east side of the Lightfoot interchange. He cited traffic concerns, noting the recent increase in the speed limit on Newman

Road and the geometrics of the Lightfoot interchange, and Fred Richmond expanded on what he felt are the safety deficiencies of this interchange. Mr. Gorgone recommended that new businesses be directed to existing vacant properties on Route 17 rather than this undeveloped area of Skimino.

Gus Dovi addressed the Committee on behalf of the Old Quaker Estates Homeowners' Association. He stated that over the past several years he and his neighbors have had to mobilize to defeat various commercial development proposals, and he opined that the long-term solution is simply to re-designate this land for residential development. Mr. Dovi stated that Skimino is the last rural area of the County and should be preserved.

Brian Deliege, speaking as a forester and environmental specialist as well as a resident of Barlow Road, expressed concern about the potential environmental impacts of commercial development on the east side of the Lightfoot interchange, particularly with regard to stormwater runoff. He stated that the topography is more conducive to residential than commercial development and that the zoning and *Comprehensive Plan* designation should be changed to match the existing agricultural use of the property.

Fred Richmond, a Banbury Cross resident, asserted that Skimino residents had little input into the previous *Comprehensive Plan* update, and he claimed that the size of the commercial node had grown over the years. He added that there might be a compromise solution to the issue.

Conclusion

Chairman Barba reminded everyone that the next meeting would be on Wednesday, March 2 at the Tabb Library. Mr. Cross explained that this would be a joint meeting with the Communications and Outreach Group (COG) and would include a presentation of citizen input received on the *Comprehensive Plan*, including the telephone survey, questionnaires, and comments received at the Neighborhood Open Houses.

The meeting was adjourned at 7:36 PM.

TCC